076.0	0005	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,075,700	/	1,075,700
USE VALUE:	1,075,700	/	1,075,700
ASSESSED:	1,075,700	/	1,075,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE ANGELIS CYNTHIA P/JOSEPH
Owner 2:	
Owner 3:	
Street 1:	47 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAPOULIAS CYNTHIA -
Owner 2:	-
Street 1:	47 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,939 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 2621 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10939.000	552,000		523,700	1,075,700
Total Card	0.251	552,000		523,700	1,075,700
Total Parcel	0.251	552,000		523,700	1,075,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.45 | /Parcel: 410.4

Legal Description

User Acct
48433
GIS Ref
GIS Ref
Insp Date
09/10/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0012.0

!6367!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	551,900	0	10,939.	523,700	1,075,600	1,075,600	Year End Roll	12/18/2019
2019	101	FV	397,600	0	10,939.	486,300	883,900	883,900	Year End Roll	1/3/2019
2018	101	FV	394,500	0	10,939.	486,300	880,800	880,800	Year End Roll	12/20/2017
2017	101	FV	394,500	0	10,939.	426,500	821,000	821,000	Year End Roll	1/3/2017
2016	101	FV	394,500	0	10,939.	389,000	783,500	783,500	Year End	1/4/2016
2015	101	FV	379,000	0	10,939.	344,200	723,200	723,200	Year End Roll	12/11/2014
2014	101	FV	379,000	0	10,939.	325,500	704,500	704,500	Year End Roll	12/16/2013
2013	101	FV	379,000	0	10,939.	309,700	688,700	688,700		12/13/2012

PRINT

Date	Time
12/10/20	21:09:20

LAST REV

Date	Time
09/28/18	09:34:26

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6367

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPOULIAS CYNTH	42149-443		3/1/2004	Family	1	No	No		
	23609-468		9/1/1993		194,500	No	No		Y

USER DEFINED

Prior Id # 1:	48433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2004	967	Wood Dec	7,000			G6	GR FY06	BRICK STEPS & DECK
3/9/2004	244	Addition	169,000					full second floor

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	BS	Barbara S
6/2/2009	Measured	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
11/2/2005	Fieldrev-Chg	BR	B Rossignol
3/1/2005	Permit Visit	BR	B Rossignol
4/28/2000	Inspected	263	PATRIOT
12/28/1999	Missed Appt.	276	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10939		Sq. Ft.	Site		0	70.	0.68	12									523,721						523,700	

Total AC/HA:	0.25112	Total SF/SM:	10939	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	523,721	Spl Credit		Total:	523,700

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

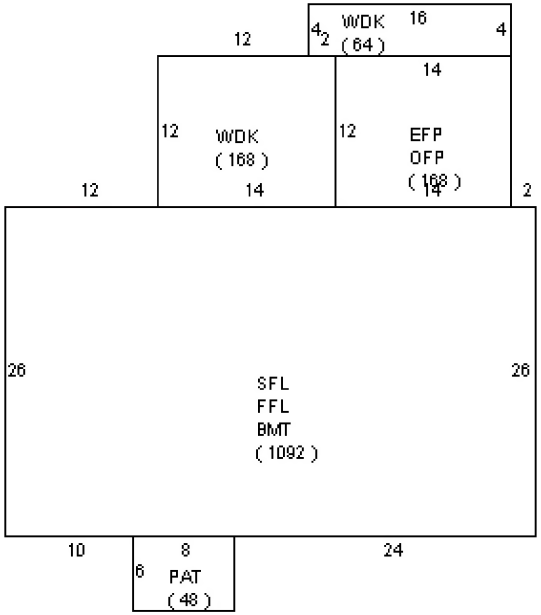
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.13076925
Const Adj.:	1.00739920
Adj $ / SQ:	153.783
Other Features:	112169
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578617
Depreciation:	26616
Depreciated Total:	552000

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.16
Special Features:	0	Val/Su Net:	141.83
Final Total:	552000	Val/Su SzAd	252.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	58.130	63,478
FFL	First Floor	1,092	153.780	167,931
SFL	Second Floor	1,092	153.780	167,931
WDK	Deck	232	10.390	2,410
EFP	Enclos Porch	168	43.750	7,350
OFP	Open Porch	168	26.520	4,455
PAT	Patio	48	6.040	290

Net Sketched Area:	3,892			Total:	413,845
Size Ad	2184	Gross Are	3892	FinArea	2621

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	